



CITY OF KNOXVILLE

MAYOR MADELINE ROGERO

City Council Workshop

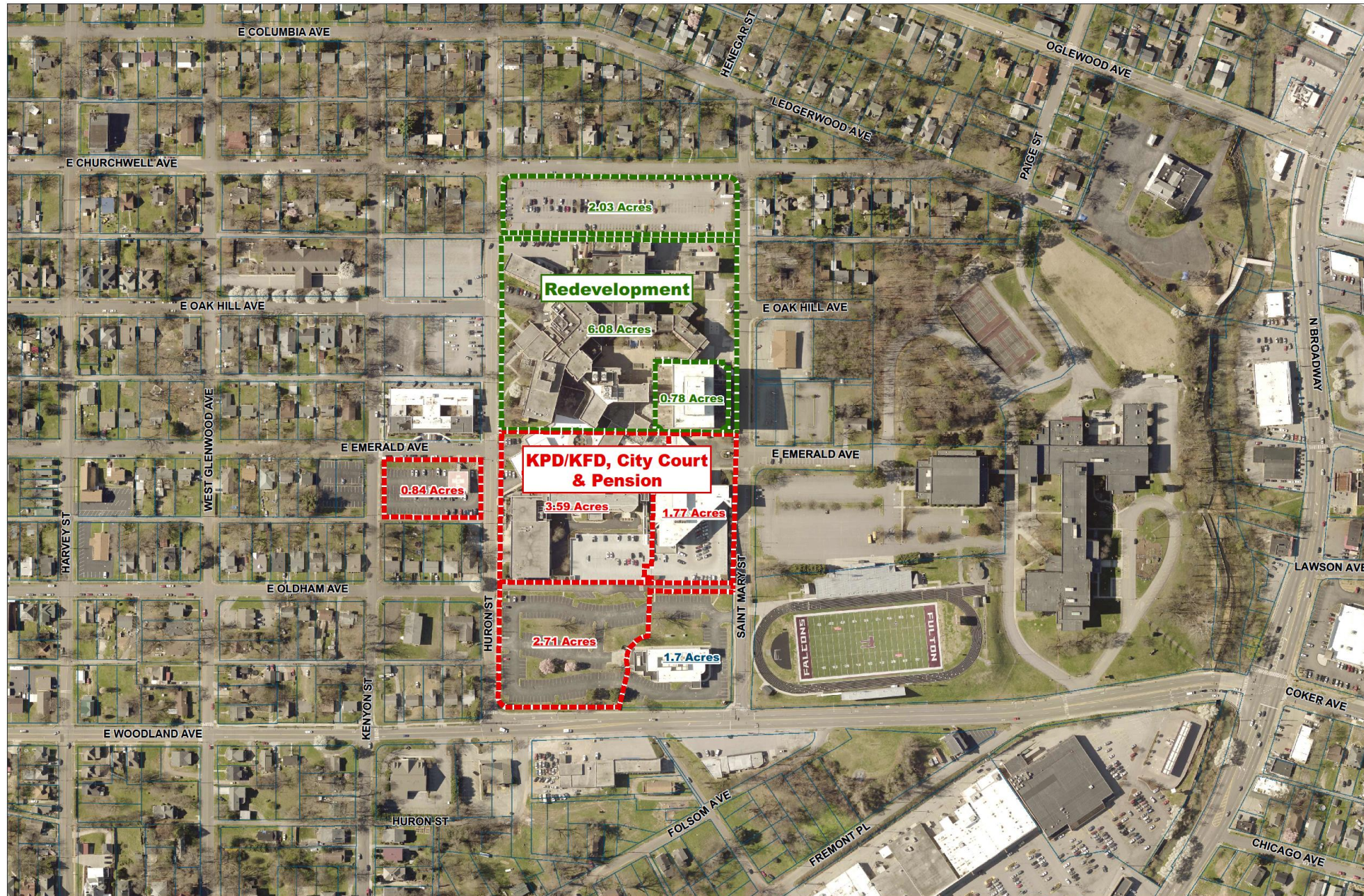
Thursday, January 10, 2019

CCB Small Assembly Room 5:30 p.m.

Proposed Redevelopment of the Tennova – St. Mary's Site

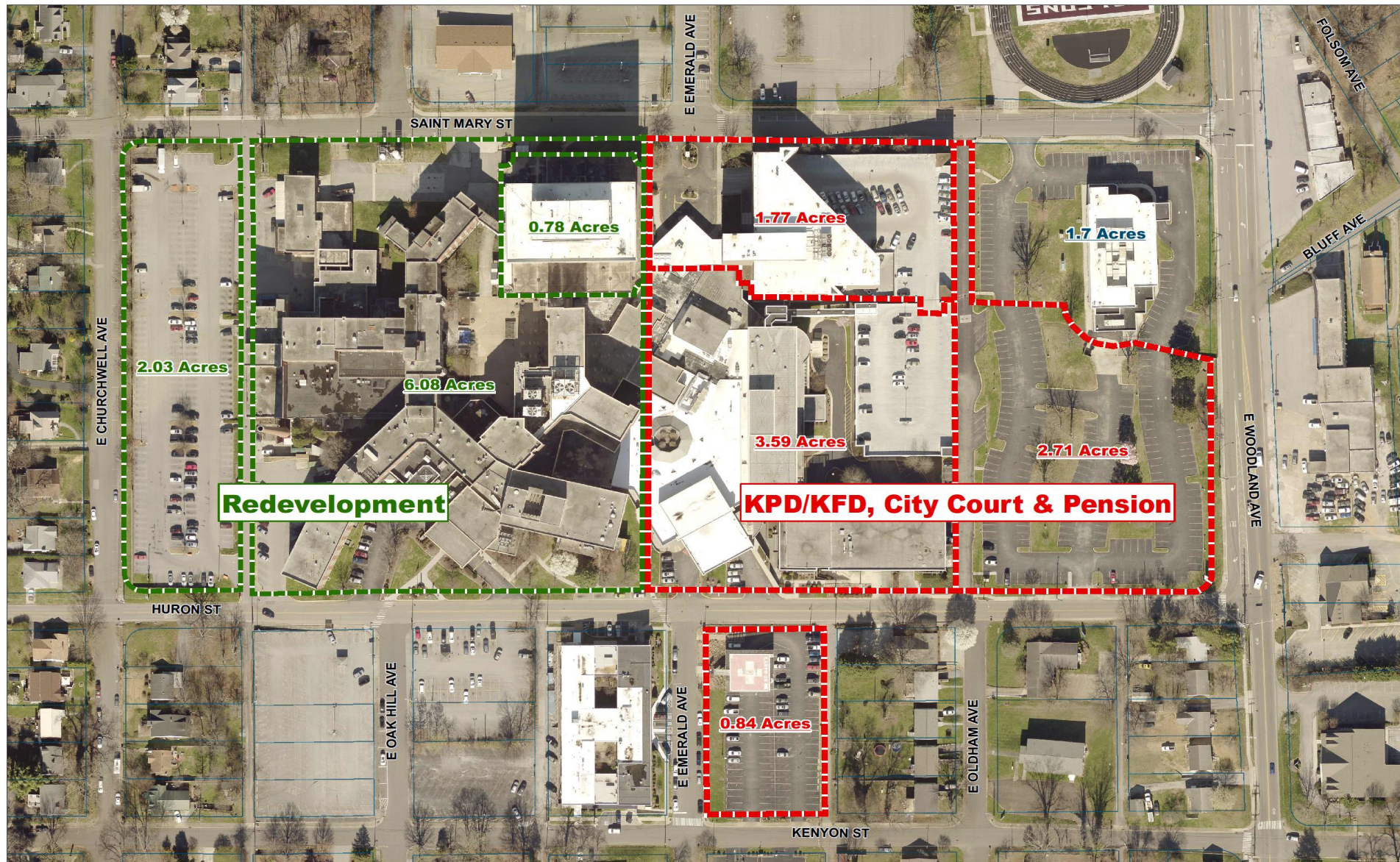


General Site Orientation





General Site Orientation





Tennova-St Mary's Preliminary Facility Assessment and Master Plan



Program

Knoxville Police Department	134,736	sf
Municipal Court	10,020	sf
Knoxville Fire Department	18,224	sf
Pension Board	2,601	sf
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Total	165,581	sf



Facility Assessment

Key Observations:

- Main Hospital

- Magdalene Clark Tower

- South Complex: P.O.B., Central Annex, Women's Pavilion

- Parking



Master Plan | Key Issues

Key Challenges:

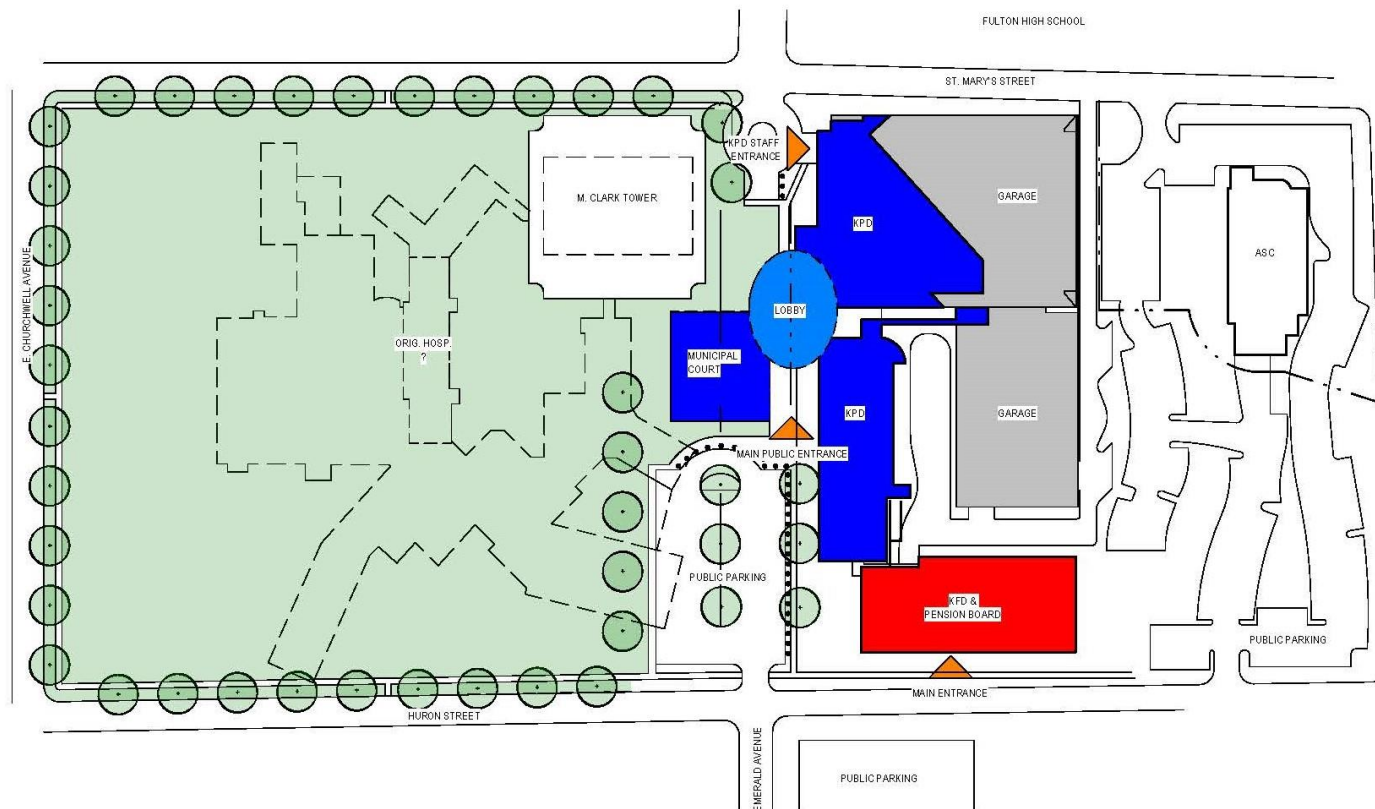
Entrances

Municipal Court

Storage



Master Plan | Concept



CONCEPT PLAN A.1 - SITE MASTER PLAN
01/08/2019



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CITY OF KNOXVILLE - ST. MARY'S CAMPUS

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architecture + planning



Opinion of Probable Cost - Construction

Phase I: North Site	\$ 5,390,000
Phase II: Site Work	2,447,500
Phase III: Renovation of South Complex	31,344,500
Total	<hr/> \$ 39,182,000



Opinion of Probable Cost – Total Project

Land Acquisition	\$1
Design & PM	\$ 4,634,560
Testing	100,000
Construction	39,182,000
FFE	1,986,972
IT	827,905
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Total Project Budget -	\$46,731,438
Less Phase I – North Site	-\$5,821,200
Total KPD/KFD/Court/Pension	\$40,910,238



TOTAL COMBINED AREA: 109.54 AC
TOTAL USABLE AREA: ± 50 AC

Middlebrook Pike

Ridgeway Ln

Ridgeway Dr



Next Steps

- Neighborhood Outreach/Dialogue
- Volkert/City to Secure Project Design Team
- Continued Site/Project Due Diligence
- Explore Partnership Opportunities
 - Urgent Care Services
 - Economic Development/Office
 - Nonprofit
- City Council Consideration
 - Purchase agreement
 - PILOT for Middlebrook